

Village of Wadsworth  
Village Hall, 14155 West Wadsworth Road  
Wadsworth, Illinois 60083  
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www.villageofwadsworth.org

Special Meeting of the Zoning Board of Appeals/Plan Commission  
Meeting Agenda

Wednesday, March 9 – 5:30 PM

1. The Village of Wadsworth Zoning Board of Appeals/Plan Commission will be taking a tour of the Onan Pyramid Property, 37921 North Dilleys Road, Wadsworth, Illinois 60083 to familiarize themselves about the property in preparation of their review of a future submittal for zoning code text amendments, conditional use permits and zoning variances for the subject property. Following conclusion of the tour, the Wadsworth Zoning Board of Appeals/Plan Commission will return to Wadsworth Village Hall to conduct the Public Hearings noted below. Said Public Hearings will commence at 7:00 p.m. at the Wadsworth Village Hall, 14155 West Wadsworth Road, Wadsworth, Illinois 60083.
2. Call to Order – 7:00 p.m. – Wadsworth Village Hall
3. Roll Call
4. Motion to consider approval of January 27, 2016 ZBA/PC Meeting Minutes
5. Public Hearings

**Petition for Zoning Variations**

Action: Consideration of Zoning Variations

Petitioner: Tony & Jeanette Coletta, on behalf of the owner of the property, Jeanette Linea Coletta Revocable Living Trust

Property Location: Being a residential property in the SR Zoning District with a common street address of 13305 West Greenview Drive, Wadsworth, Illinois 60083; PIN: 03-24-204-007.

Request: Petitioner seeks multiple zoning variations from the Village of Wadsworth Zoning Code related to the construction/renovation of two accessory buildings on the subject property, including: 1) variance from Section 10-4-4-Table 2 to permit a two story accessory building (playhouse); 2) variance from Section 10-4-4-Table 2 to permit an 11.84 foot encroachment into the property's required 20 foot rear yard setback (playhouse); 3) variance from Section 10-3-6-A to permit the expansion of a non-conforming structure (garage/storage building); 4) variance from Section 10-5-7-A-2-D to permit 5,282.25 square feet of accessory buildings upon the property (maximum amount is 1,283 square feet); 5) variance from Section 10-4-4-Table 2 to permit a two story accessory building (garage/storage building); and 6) variance from Section 10-4-4-Table 2 to permit the construction of said garage/storage building to be 0.5 feet higher than the 20 foot maximum height limit in the SR Zoning District for accessory buildings as well as other variations or relief as necessary to permit same.

## **Petition for Conditional Use Permit & Zoning Variation**

Action: Consideration of Conditional Use Permit & Zoning Variation

Petitioner: Evaristo & Maria Cambray

Property Location: Being a vacant commercial property in the B Zoning District with a common street address of 13879 West Illinois Route 173, Wadsworth, IL 60083; PIN: 03-13-301-002.

Request: Petitioner seeks a conditional use permit pursuant to the terms of the Village of Wadsworth Zoning Ordinance to permit a “contractor’s office including materials and equipment storage” use upon the property as well as a zoning variation from Section 10-3-8-B from said ordinance to permit the construction of a 50’ x 80’ pole barn storage building as pole barn structures are not permitted in the B Zoning District as well as other variations or relief as necessary to permit same.

### 6. Adjournment